

Sealcoat

Sealcoating can double the life of your pavement by protecting it from its enemies: sun, oxidation, weather, water, oil & gas.

THE ENEMY ABOVE

Weather. Oxidation. Gasoline. Oils.

What Is Sealcoating And Why Is It Necessary? Properly designed parking lots rarely wear out from traffic. Surface deterioration is usually caused by the weathering effects of the sun and rain as well as the softening effects of deicers, gasoline and oil drippings.

Not sealcoated
Sealcoated

Oxidation, the graying in color of asphalt pavement, is a sign of fatigue, aging and general surface deterioration. When unprotected pavement becomes oxidized, the aggregate will begin to ravel from the surface making the pavement rough. Once the surface becomes brittle, cracks develop, and the pavement deteriorates. Furthermore, water which accumulates in open pavement structures is a major cause of pavement damage.

Instituting a preventive maintenance program before these damaging elements get a hold on your pavement is important. Application of a rubber fortified coal tar emulsion is the most cost effective maintenance procedure available. When you sealcoat asphalt you double its life by shielding it from a variety of destructive forces. In addition to its practicality, sealcoating also enhances the appearance of your pavement by giving it an attractive, easy-to-clean, slate black color finish.

Silica Sand is usually added to coal tar sealer to provide a heavier wearing surface. The addition of sand also means that the sealer will last longer and will be more skid resistant than sealer which does not contain sand. Typical sand load is 4 to 6 lbs. of silica sand per gallon of the Coal Tar Emulsion.